

# **Minutes of a Regular Meeting Town of Los Altos Hills PLANNING COMMISSION**

Approved 03/25/2010

THURSDAY, February 4, 2010, 7:00 p.m.  
Council Chambers, 26379 Fremont Road

---

## **1. ROLL CALL AND PLEDGE OF ALLEGIANCE**

The regular meeting of the Planning Commission was called to order at 7:00 p.m. in the Council Chambers at Town Hall.

Present: Chairman Clow and Commissioners: Collins, Harpootlian, Abraham, and Partridge.

Staff: Debbie Pedro, Planning Director; Nicole Horvitz, Assistant Planner; and Victoria Ortland, Planning Secretary.

## **2. PRESENTATIONS FROM THE FLOOR – None**

## **3. PUBLIC HEARINGS**

Planning Commission Ex Parte Contacts Policy Disclosure: Commissioner Harpootlian and Chairman Clow had met with Ski Ilnicki (Item 3.1); Commissioner Partridge had met with Violetta Ilnicki (Item 3.1).

- 3.1 LANDS OF ILNICKI, 27349 Julietta Lane; File #212-09-ZP-SD-GD; A request for a Site Development Permit for a 5,279 square foot single story new residence (maximum height 23') with a 3,368 square foot basement and a Grading Policy exception for up to 10' of cut for the side yard. CEQA Review: Categorical Exemption per Section 15303 (a) (Staff-Nicole Horvitz).

Nicole Horvitz, Assistant Planner, presented the staff report for the proposed new residence and Grading Policy exception. A fire road is located on the property in addition to multiple easements for: emergency ingress/egress, public utilities, sanitary sewers, an equestrian pathway, and a pedestrian pathway. The new single story residence location is planned for the general area as the current structure. An existing swimming pool and tack room will be retained. The heritage oak trees will be protected using the recommendations in the arborist's report. A requested Grading Policy exception of up to ten feet of cut for the yard area (covering approximately 1,600 square feet), would allow for installation of a four foot wide walkway adjacent to the house.

Commissioner Partridge inquired about the changes to the pathway easements.

Staff replied that the recommendation from the Pathways Committee called for a dedication of the existing equestrian pathway into a full access pathway.

## OPENED PUBLIC HEARING

Andrew Young, Architect, explained that an easement would be dedicated to align the pathway with the fire road. The final design of the new residence was the result of the homeowner's thoughtful plans and site considerations combined with the finishing details of the architectural firm. The recommendations in the arborist's report will be carefully followed.

Commissioner Abraham asked if there would be adequate parking space on-site for construction vehicles.

Andrew Young replied that sufficient on-site parking was available for all construction vehicles.

Sandra Harapat, Julietta Lane, said preventing construction vehicles from parking in the cul-de-sac at the top of Julietta Lane was very important. The roadway is narrow and the shrubbery on the corner of the Ilnicki property blocks the line of sight. The turnout on the road must also be kept free of vehicles to allow for line of sight.

Richard Harapat, Julietta Lane, explained that damage to trees and mailboxes had occurred in the past because the top of Julietta Lane was not large enough for delivery trucks and construction vehicles to maneuver safely.

Andrew Young said a statement printed on the construction operation plan could prevent contractor traffic on the Julietta Lane cul-de-sac and require construction vehicles to turn around on the fire road.

Staff clarified that no parking was allowed on the fire road. Temporary "No Parking" signs could be placed on Julietta Lane to alert delivery vehicle drivers that parking was not allowed on the road.

## CLOSED PUBLIC HEARING

Commissioner Partridge liked the design and supported the project.

Commissioner Abraham supported the project and Grading Policy exception. His concern over the amount of construction parking available had been alleviated.

Commissioners Harpootlian and Collins supported the project and Grading Policy exception.

Chairman Clow supported the project, suggested cutting back the juniper bushes on the Ilnicki property, and installing a "No Turn Around" sign to prevent trucks from entering the Julietta Lane cul-de-sac.

MOTION MADE, SECONDED, AND PASSED BY ROLL CALL VOTE: Motion made by Commissioner Abraham and seconded by Commissioner Collins to approve the requested Site Development Permit and Grading Policy exception subject to the Conditions of Approval and Findings of Approval in Attachments one and two.

AYES: Commissioners: Abraham, Collins, Harpootlian, Partridge, and Chairman Clow  
NOES: None

This item is subject to a 22 day appeal period and will be forwarded to a future meeting of the City Council.

- 3.2 LANDS OF GIORI, 26631 Taaffe Road; File #184-09-ZP-SD-GD-VAR; A request for a Site Development Permit for a 4,113 square foot two story new residence (maximum height 27') and setback Variances for two (2) uncovered parking spaces to encroach up to 26 feet within the side and rear property line setbacks and for a roof eave encroachment of up to 8 5/16" within the rear property line setback. CEQA Review: Categorical Exemption per Section 15303 (a) (Staff-Nicole Horvitz).

Nicole Horvitz, Assistant Planner, presented the staff report for the new two-story residence with two car garage and setback Variance for two parking spaces. The applicant had rescinded the request for the eave encroachment into the rear setback. Currently on the site was a single story residence, pool, legal non-conforming pool house/shed in the setback, and a legal non-conforming carport in the setbacks. The existing pool and pool house/shed would be retained on the property. Two uncovered decomposed granite parking spaces were requested in the side yard setback. No trees would be removed, except the eucalyptus trees required per Los Altos Hills Municipal Code. The driveway currently used will be removed and access to the new home will be from the existing driveway easement.

#### OPENED PUBLIC HEARING

Michael Chacon, Architect, explained that the site location and design of the new house had taken into consideration the shape and slope of the lot, the views from the lot, the privacy of the applicants and neighbors, and the required leach fields. The pool equipment was planned to be relocated into the existing pool house/shed. The existing driveway could be used for construction vehicle parking and removed at a later date.

Commissioner Partridge asked about the condition of the pool house/shed and if there was another option for locating the pool equipment.

Michael Chacon said that a portion of the pool house/shed was built on a concrete slab with concrete footings and the entire perimeter of the pool house/shed had concrete curbs. Locating the pool equipment in the pool house/shed was the best choice of location in the final design for the house.

#### CLOSED PUBLIC HEARING

Commissioner Collins and Abraham supported the project. Locating the pool equipment in the pool house/shed was a good idea.

Commission Harpootlian supported the project.

Commissioner Partridge supported the project. The variance for the parking spaces in the setback was justified. The pool house/shed did not seem in step with the new house, but the applicant felt there was no other location for the pool equipment.

Chairman Clow supported the project and spoke favorably of using the old driveway for a construction parking area and then removing it at the time of project completion. Relocating the pool equipment into the existing pool house/shed made sense.

MOTION MADE, SECONDED, AND PASSED BY ROLL CALL VOTE: Motion made by Commissioner Harpootlian, and seconded by Commissioner Collins to approve the requested Site Development Permit and Setback Variance for two uncovered parking spaces subject to the recommended Conditions of Approval and Findings of Approval in Attachments one and two.

AYES: Commissioners: Abraham, Collins, Harpootlian, Partridge, and Chairman Clow  
NOES: None

This item is subject to a 22 day appeal period and will be forwarded to a future meeting of the City Council.

4. OLD BUSINESS – None

5. NEW BUSINESS – Consideration of Planning Commission Meeting Schedule

The Commissioners decided to maintain the current Planning Commission monthly meetings date after discussion of a possible change.

The regular Planning Commission meeting for March 4<sup>th</sup> was cancelled and a special meeting scheduled for March 25<sup>th</sup>.

6. REPORTS FROM THE CITY COUNCIL MEETINGS

- 6.1 Planning Commission Representative for January 14 – Commissioner Clow
- 6.2 Planning Commission Representative for January 28 – Cancelled
- 6.3 Planning Commission Representative for February 18 – Commissioner Partridge
- 6.4 Planning Commission Representative for March 18 – Commissioner Abraham

7. APPROVAL OF MINUTES

- 7.1 Approval of January 7, 2010 minutes.

MOTION MADE, SECONDED, AND PASSED BY VOICE VOTE: Motion by Commissioner Harpootlian and seconded by Commissioner Collins to approve the January 7, 2010 minutes as corrected.

Correct the spelling of the word “truck” in line two, paragraph one, page two.

AYES: Commissioners: Abraham, Collins, Harpootlian, Partridge, and Chairman Clow  
NOES: None

8. REPORT FROM FAST TRACK MEETING – FEBRUARY 2, 2010

8.1 LANDS OF PEDERSEN, 25750 Josefa Lane; File #189-09-ZP-SD-GD; A request for a Site Development Permit for a 1,496 square foot two story addition (Maximum height 27'). CEQA Review: Categorical Exemption per Section 15303 (a) (Staff-Nicole Horvitz) (Approved with conditions).

9. REPORT FROM SUBDIVISION COMMITTEE MEETING – FEBRUARY 2, 2010

9.1 LANDS NICHOLSON, (APN 336-42-021), Eastbrook Avenue; File #96-04-TM-IS-ND-GD; A review by the Subdivision Committee of a request for a three lot subdivision of an existing 12.56 acre parcel. The property is zoned R-A (Residential-Agricultural) and is located at the end of Eastbrook Avenue. CEQA Review: Mitigated Negative Declaration (Staff-Cynthia Richardson).

10. REPORT FROM SITE DEVELOPMENT MEETING – JANUARY 26, 2010

10.1 LANDS OF GIGLI COURT ESTATES, LLC., 12369 Gigli Court; File #204-09-ZP-SD; A request for a Site Development Permit for a landscape screening plan for a 5,356 square foot new residence approved on October 9, 2007. CEQA review: Categorical Exemption per Section 15304 (b) and 15303 (e) (Staff-Brian Froelich) (Approved with conditions).

11. ADJOURNMENT

The meeting was adjourned by consensus at 8:03 p.m.

Respectfully submitted,

Victoria Ortland  
Planning Secretary